

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, April 16, 2024 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Chairman Tori Raines	5:30
Commissioner John Lippert	5:30
Commissioner Larry Herzel	5:30
Commissioner Rusty Caston	5:30
Commissioner Jeff Oakley	Absent

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. March 19, 2024 Minutes

MOTION: Larry Herzel moved to approve the March 19, 2024 minutes subject to amending item 6b to read "Vice-Chairman Herzel discussed the Floor Area Ratio with the Building Commission and the need of continued restrictions of the Floor Area Ratio." Rusty Caston seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Larry Herzel
SECONDER:	Rusty Caston
AYES:	Tori Raines, John Lippert, Larry Herzel, Rusty Caston

5. Public Hearings

- a. Certificate of Approval Application - 1117 Glenwood Avenue, Nichols Hills, OK.

Ms. Lisbeth Alvarado, property owner, presented the application (facade change) to the Building Commission. Mr. Edwin Chacon, ECC Construction, discussed the process being used to apply the stucco with the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Raines opened the public hearing.

No one from the public expressing a desire to be heard, the public hearing was closed.

MOTION: Rusty Caston moved to approve agenda item 5a as submitted. John Lippert seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Rusty Caston
SECONDER:	John Lippert
AYES:	Tori Raines, John Lippert, Larry Herzel, Rusty Caston

- b. Certificate of Approval Application - 1814 Westminster Place, Nichols Hills, OK.

Mr. Andrew McShane, property owner, presented the application (facade change) to the Building Commission. Mr. Marty Smith, Imperial Design, discussed the stucco process being used.

Following discussion among the Building Commission members, staff and the applicant, Chairman Raines opened the public hearing.

No one from the public expressing a desire to be heard, the public hearing was closed.

MOTION: John Lippert moved to approve agenda item 5b as submitted. Rusty Caston seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	John Lippert

SECONDER:

Rusty Caston

AYES:Tori Raines, John Lippert, Larry
Herzel, Rusty Caston

- c. Certificate of Approval Application - 1804 Coventry Lane, Nichols Hills, OK.

Mr. Randy Sudderth, Sudderth Designs, presented the revised application (new main building) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Raines opened the public hearing.

Mrs. Carol Goetzinger spoke of her concerns of the three-car garage and the concrete taking up half of the front yard.

Mr. Michael Morgan asked Mr. Sudderth to flip the house and garage to have the garage on the east side of the property, which would allow better views from the Morgan property. Also, Mr. Morgan requested that the large pecan tree be saved.

Mrs. Suzy Morgan spoke of her concerns on losing all the natural light in their home due to the proposed home.

Seeing no others expressing a desire to be heard, the public hearing was closed.

MOTION: John Lippert moved to approve agenda item 5c as revised, subject to the confirmation of the accurate points listed for the landscape plan. Rusty Caston seconded the motion.

RESULT:**(UNANIMOUS)****MOVER:**

John Lippert

SECONDER:

Rusty Caston

AYES:Tori Raines, John Lippert, Larry
Herzel, Rusty Caston

- d. Certificate of Approval Application - 1204 Belford Avenue, Nichols Hills, OK.

Mr. Matt Cooper, Cooper Custom Builds, presented the application (addition) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Raines opened the public hearing.

No one from the public expressing a desire to be heard, the public hearing was closed.

MOTION: Rusty Caston moved to approve agenda item 5d as submitted. Larry Herzel seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Rusty Caston
SECONDER:	Larry Herzel
AYES:	Tori Raines, John Lippert, Larry Herzel, Rusty Caston

- e. Certificate of Approval Application - 6713 NW Grand Boulevard, Nichols Hills, OK.

Mr. Jeff Blake, Gumerson Blake Design Build, presented the application (addition) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Raines opened the public hearing.

No one from the public expressing a desire to be heard, the public hearing was closed.

MOTION: Tori Raines moved to approve agenda item 5e as submitted with consideration of privacy landscaping on the side-yard of the property. Larry Herzel seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Tori Raines
SECONDER:	Larry Herzel
AYES:	Tori Raines, John Lippert, Larry Herzel, Rusty Caston

- f. Certificate of Approval Application - 6606 NW Grand Boulevard, Nichols Hills, OK.

Mr. Jeff Blake, Gumerson Blake Design Build, presented the application (new main building) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Raines opened the public hearing.

No one from the public expressing a desire to be heard, the public hearing was closed

MOTION: Tori Raines moved to approve agenda item 5f as submitted. Larry Herzel seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Tori Raines
SECONDER:	Larry Herzel
AYES:	Tori Raines, John Lippert, Larry Herzel, Rusty Caston

- g. Certificate of Approval Application - 1700 Coventry Lane, Nichols Hills, OK.

Mr. Jeff Blake, Gumerson Blake Design Build, presented the application (new main building) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Raines opened the public hearing.

Mrs. Carol Goetzinger asked the height of the proposed home.

Seeing no others expressing a desire to be heard, the public hearing was closed.

MOTION: Larry Herzel moved to approve agenda item 5g subject to the drainage plan showing PVC pipe instead of HDPE pipe. Rusty Caston seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Larry Herzel
SECONDER:	Rusty Caston

AYES: Tori Raines, John Lippert, Larry Herzel, Rusty Caston

6. Adjournment

MOTION: There being no further business, John Lippert moved to adjourn the meeting. Rusty Caston seconded the motion.

RESULT: **(UNANIMOUS)**

MOVER: John Lippert

SECONDER: Rusty Caston

AYES: Tori Raines, John Lippert, Larry Herzel, Rusty Caston



Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma